

9-4-13

To Whom it May Concern,

I have approval from 71% of my neighbors on the location of our patio. We have 25 homes in our development. I was able to meet with 18 out of 24 neighbors.

17 have approved - 8708 Glencamoy Dr.ve *Could not sign due to the fact they wait for the City of Dublin* I was unable to get in contact with the remaining 6 neighbors.

Thank you,

John P. Knight & John Pilkington
5152 Glencamoy Drive

RECEIVED
13-098V
SEP 06 2013
CITY OF DUBLIN
PLANNING

I approve the location of the patio on property 5152 Glenaire Drive.

5145 Glenaire Drive

Janice
Cristie O'Neil

5126 Glenaire Drive

8731 Glenamoy Drive

8719 Glenamoy Drive

Mawhood Quechee
Cheryl Broome

8718 Glenamoy Drive

8708 Glenamoy Drive

* Can't sign - works for the City *

5113 Glenaire

James M. (Alma)
Rebecca J. Stix

5081 Glenaire

5033 Glenaire

Martha Brogan

5065 Glenaire

Karen M. Bunt

5049 Glenaire

5129 Glenaire

[Signature]

5022 Glenaire

5017 Glenaire

Ingling L. Okajima
[Signature]

5048 Glenaire

5012 Glenaire

Mary C. Steal
Karen Brown

5002 Glenaire

5100 Glenaire

5097 Glenaire

8740 Glenliven Ct

8680 Glenliven Ct

Joseph J. Lopez
[Signature]

8710 Glenliven Ct

8701 Glenliven Ct

[Signature]

8729 Glenliven Ct

Eric Thomas
Marissa J. Thomas

KERRY GLEN

Situated in the State of Ohio, County of Delaware, Village of Dublin, and in Virginia Military Survey No. 2543, containing 17,252 acres of land, more or less, said 17,252 acres being part of the lands conveyed to KERRY GLEN ASSOCIATES by deed of record in Deed Book 475, Page 186. Recorder's Office, Delaware County, Ohio.

The undersigned, KERRY GLEN ASSOCIATES, an Ohio general partnership, by AUSTON COMMUNITIES, INC., a partner, by CHARLES P. DESCOLL, Vice-President, owner of the lands shown hereon, duly authorized in the premises; does hereby certify that this plat correctly represents its "KERRY GLEN" subdivision containing Lots numbered 1 to 24, both inclusive, and an area designated "RESERVE 'A'", does hereby accept this plat of same and declares to public use, as such, the Civic, Court, Drive and Road shown hereon and set hereinafter defined.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing zoning, planning, health or other local rules and regulations, including applicable off-street parking and loading requirements of the Village of Dublin, Ohio, for the benefit of itself, and all other subsequent owners or occupants taking into form, under or through the undersigned.

Statements are reserved, where indicated on the plat and not otherwise designated, for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, are for the construction, operation and maintenance of service easements to all adjacent lots and lands and for storm water drainage.

In Witness Whereof, CHARLES P. DESCOLL, Vice-President of AUSTON COMMUNITIES, INC., a partner in KERRY GLEN ASSOCIATES, has hereunto set his hand and the seal of said company this 14th day of July, 1986.

Signed and acknowledged
In the presence of
KERRY GLEN ASSOCIATES
By AUSTON COMMUNITIES, INC., Partner

Charles P. Descoll
By *Charles P. Descoll*
Vice-President

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 14th day of July, 1986.

My Commission Expires February 12, 1991

Approved this 8 day of July, 1986

Approved this 7 day of July, 1986

Approved this 7 day of July, 1986

Approved this 7th day of July, 1986, by Vote of Council, wherein the Civic, Court, Drive and Road shown (indicated hereon are accepted as such by the Council for the Village of Dublin, Ohio.

In Witness Whereof I have hereunto set my hand and affixed my official seal this 14th day of July, 1986

Transferred this 20th day of July, 1986

Filed for record this 25th day of July, 1986

at 9:25 A.M. on 11.30 P.M. No. 427,784

Deed Book 19 Page 39

Notary Public
Deborah A. Conant
Delaware County, Ohio

SURVEYED & PLATTED
BY
EVANS, MECHWART, HABLETON & TILTON, INC.
CONSULTING ENGINEERS & SURVEYORS
GAHANNA, OHIO

● in Iron Pins
● in Permanent Markers

MAILED 10:11 AM JUL 15 1986

Edmund M. Kelly
Registered Surveyor No. 4888

Do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.



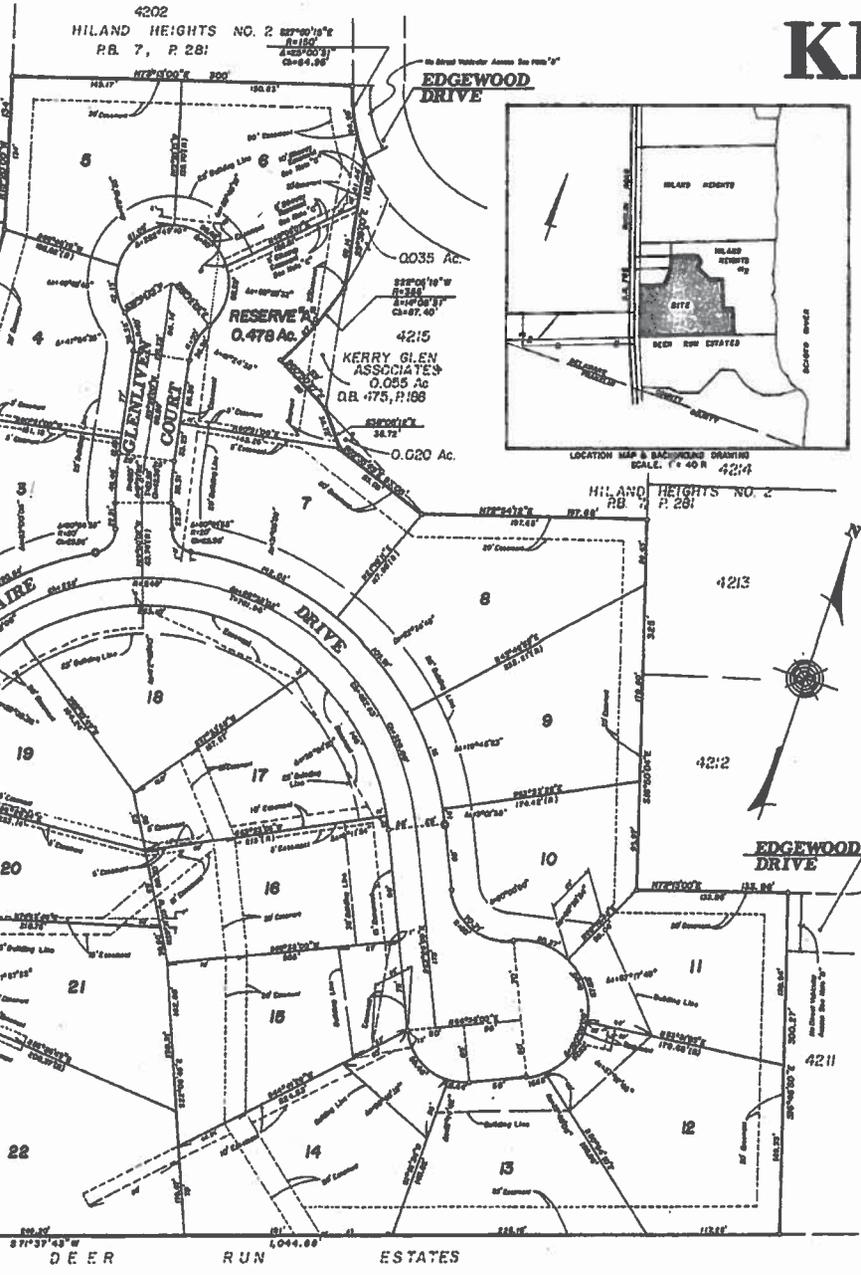
NOTE: Where indicated on this plat, the boundaries of the lots shown hereon are based on the bearings and distances shown on the plat and on the bearings and distances shown on the plat and on the bearings and distances shown on the plat.

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STATE ROUTE 745
DUBLIN ROAD

GLENAMOY CIRCLE
DEER RUN ESTATES



Variance Statement

Inspired Spaces Landscape and Design on behalf of Mr. and Mrs. Pilkington are requesting a variance as a result of a portion of the patio and structure being located in the no build zone. Originally the City of Dublin zoning inspector presented a code violation of section 153.233 certificate of zoning compliance, stating "building without a permit for structures greater than 200 square feet". While the structure does fall within the size requirements set forth by the city of Dublin, it is positioned partially over the no build line. The patio and structure do not fall within any utility easement restrictions.

After receiving the letter from the zoning inspector, Mr. and Mrs. Pilkington reached out to their neighborhood regarding their variance request. They were able to contact 18 out of their 24 neighbors and have received 17 signatures in support of variance approval. One neighbor was unable to sign as a result of being part of the board of zoning.

As the owner of Inspired Spaces Landscape and Design, I appreciate your consideration for variance approval. A few months prior to the project I hired a foreman with a General contractor's license, remodeler's license and demolition license. He had many years experience in the contracting industry including building residential and commercial buildings. He was very familiar with submitting plans to meet code compliance within the different municipalities and had done so successfully on several projects for our company. However, on this particular project the employee previously noted found the structure fell within the size limitations of the city of Dublin that did not require a certificate of zoning compliance approval, but he did not follow through and submit the plan to make sure all structures fell within the setbacks. I was unaware proper steps were not taken to ensure code compliance was met on all accounts. Due to some unfortunate circumstances the employee was terminated prior to the completion of the project and zoning inspection.

List of Property owners within 150 feet

1. Sarah and Matthew Lee - 5145 Glenaire Dr. Dublin, Ohio 43017 60043307007000
2. Sean and Crystie O'Neil – 5126 Glenaire Dr. Dublin, Ohio 43017 60043308013000
3. Noah and Patricia Frazier – 8731 Glenamoy Dr. Dublin, Ohio 43017 60043307011000
4. William and Maureen Duecker – 8719 Glenamoy Dr. Dublin, Ohio 43017 60043307010000
5. Cheryl Briscoe – 8718 Glenamoy Dr. Dublin, Ohio 43017 60043307008000
6. Gary and Kelley Gunderman – 8708 Glenamoy Dr. Dublin, Ohio 43017 60043307009000

Review Criteria

A. The shape of the property is like no other in the community with only three sides coming to an acute point. The property has an elevation change of 30 feet sloping towards the home creating a drainage swale between the slope away from the house and hillside. As a direct result of these conditions, the area inside the no build line was often wet and unusable. The two other homes in the subdivision that are next to Dublin Road have a 40 foot easement, while Mr. and Mrs. Pilkington's home has a 50 foot easement putting it well into their backyard. Due to the unique elevations, the patio and structure are screened from Dublin Road with an existing mound offering both deciduous and evergreen vegetation as well as several fences to provide screening all year round.

B. All special circumstances noted in "A" were existing conditions of the property prior to our construction. Throughout all stages of construction both Inspired Spaces Landscape and Design and the homeowners were proceeding with the understanding that all proper submittal procedures had taken place with the City of Dublin by former employee.

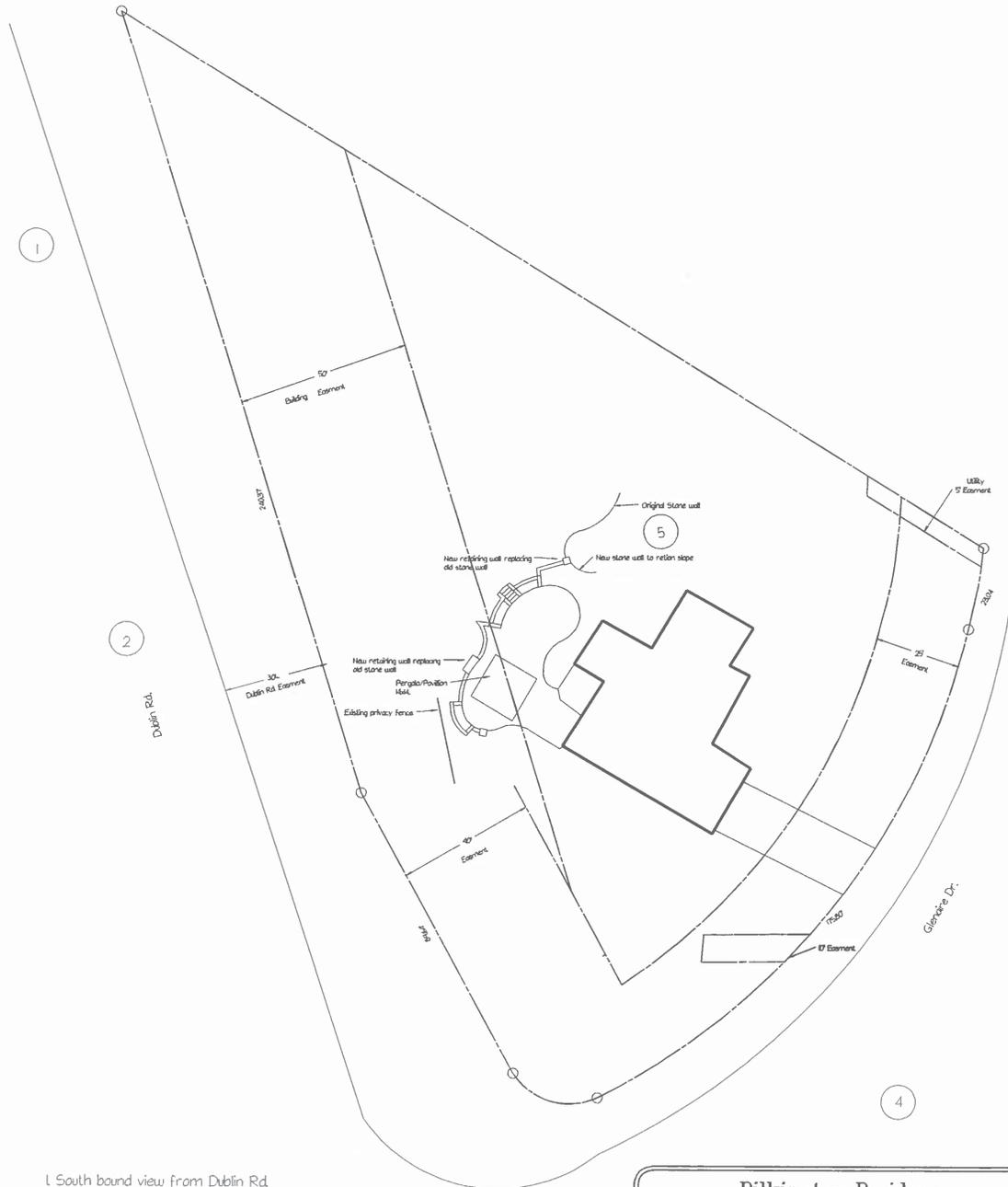
C. The patio structure and retaining walls are intended as an improvement to the home and will increase the value and appeal of the property.

D. While the majority of the neighborhood provided their support for Mr. and Mrs. Pilkington to receive variance approval, they understand the extreme circumstances of this particular situation and do not expect code compliance to change for the city of Dublin or their neighborhood.

E. As stated in "A" these conditions are unique to this property. (See attached plot plans for Kerry Glen Subdivision.)

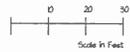
F. The area proposed in the variance is not in a utility easement and will not affect any delivery of governmental services.

G. Due to the unique property line and 30' elevation change sloping towards the home, the only option would be to extend the patio and structure to the opposite side of the home. This would interrupt the flow of drainage of both the Pilkington residence and their direct neighbor.



- 1 South bound view from Dublin Rd
 - 2 View from Dublin Rd
 - 3 North bound view from Dublin Rd
 - 4 View From front of home off Glendale
 - 5 View of patio, structure and retaining walls
- See attached page for details

Pilkington Residence		
5632 Glendale Dr Dublin, Ohio 43017		
client:	date:	revision:
scale: 1" = 30'	drawn by:	checked by:
		drawing #:



3

South Bound Dublin Rd.



Dublin Rd.



North Bound Dublin Rd.

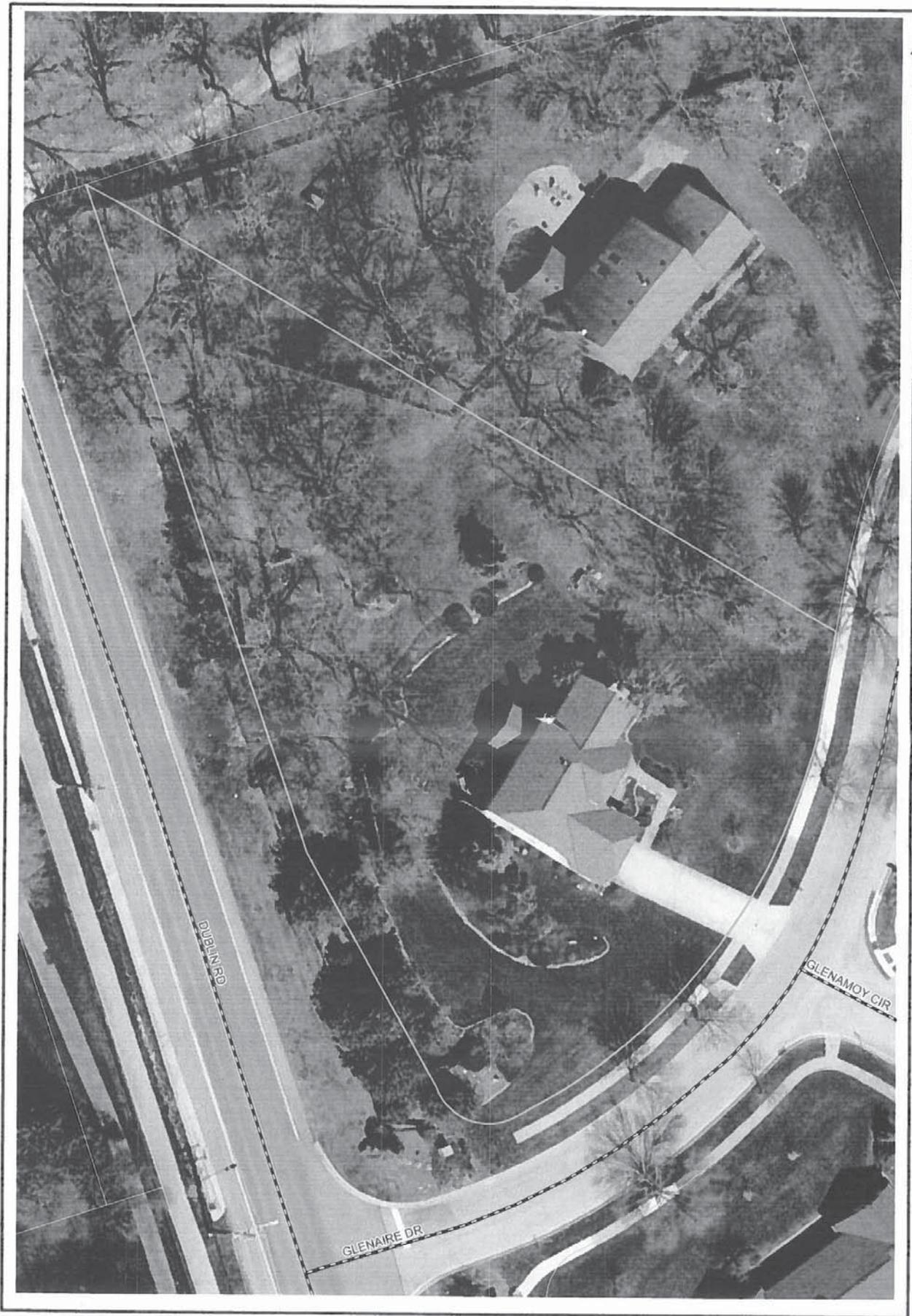


Front of House Glenaire



Patio

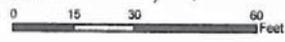


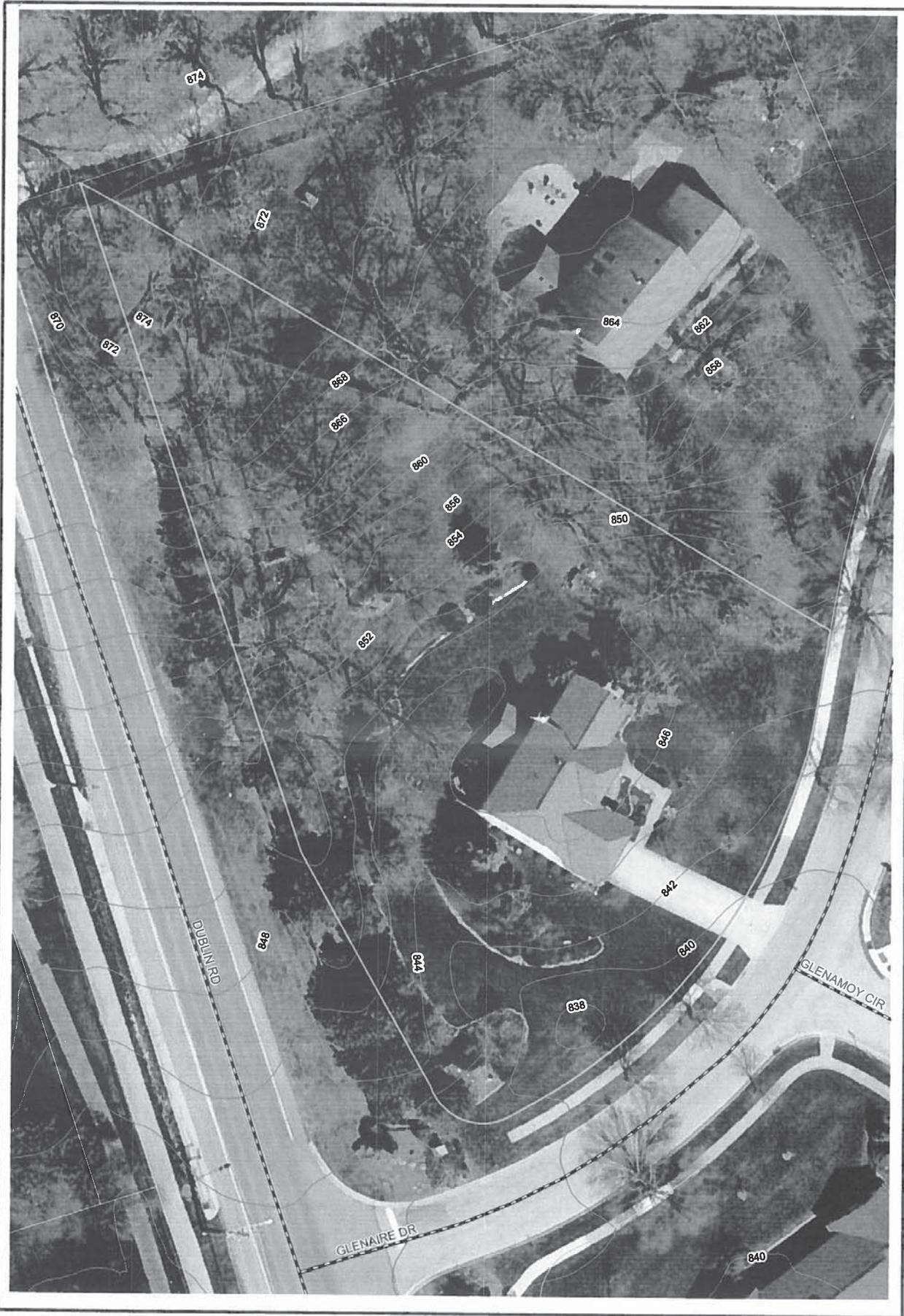


Delaware County Auditor
George Kaltsa

5152 Glenaire Drive
Dublin, OH 43017

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Aerial photo is current as of April 2010. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office. Prepared by: Delaware County Auditor's GIS Office on August 2013.





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Dublin, OH 43017**



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